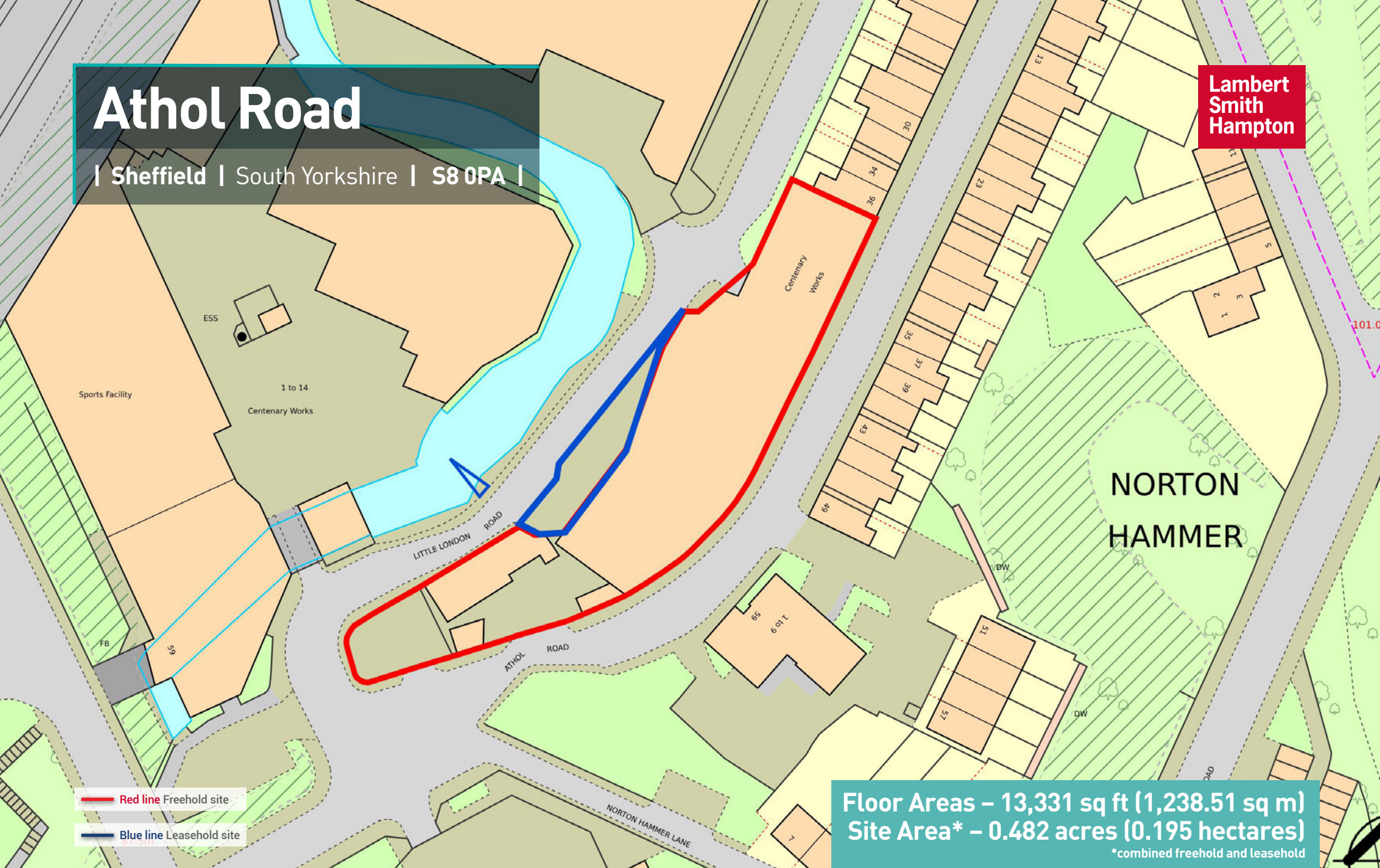


Athol Road

| Sheffield | South Yorkshire | S8 0PA |

Lambert
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Hampton



Red line Freehold site
Blue line Leasehold site

Floor Areas – 13,331 sq ft (1,238.51 sq m)
Site Area* – 0.482 acres (0.195 hectares)
*combined freehold and leasehold

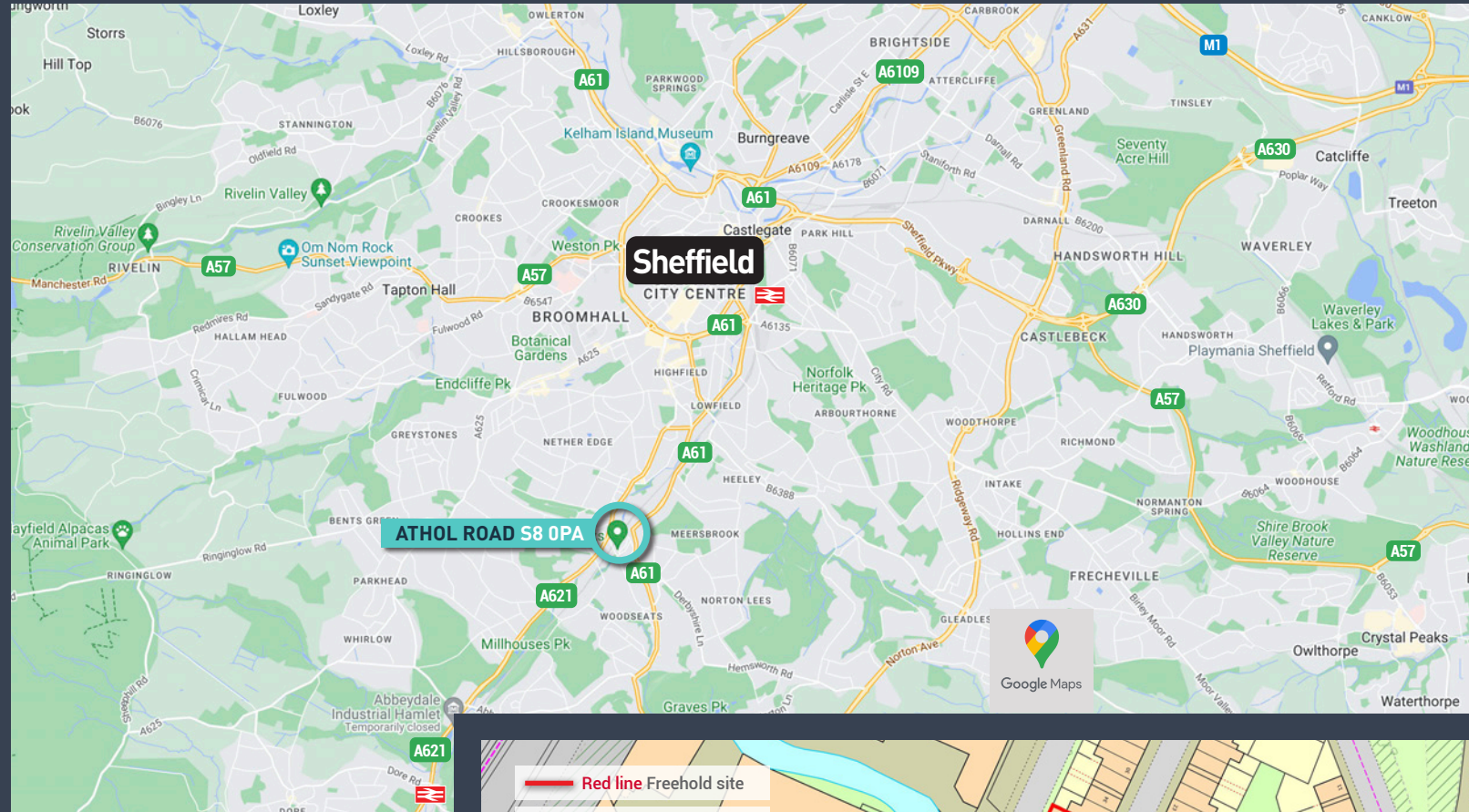
FOR SALE – Workshop / Industrial Unit With Development Potential (STP)

Location

○ Athol Road is located in the south Sheffield suburb of Woodseats approximately 2.5 miles from the city centre. The property is situated fronting both Athol Road and Little London Road to the east of Woodseats Road and the connecting Abbeydale Road (A621) which provides access into Sheffield city centre.

○ The immediate area is of mixed use and includes the recently constructed Woodside Apartments, a Royal Mail Delivery Office, Centenary Works (a mix of business units and a converted apartment block) along with traditional terrace housing.

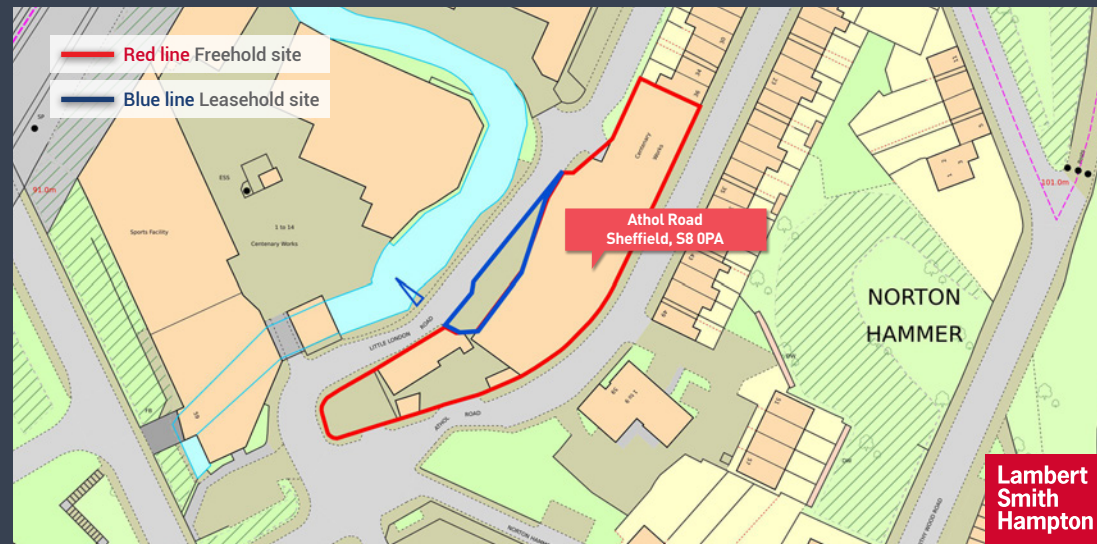
○ There have been pockets of new build residential developments in the vicinity, with the centre of Woodseats providing a number of local and national services and amenities including two schools. Within the wider vicinity is Heely Retail Park, Tesco Extra and Sainsburys super markets.



	Ha	Acres
Red	0.175	0.433
Blue	0.019	0.047
Small Blue	0.001	0.002
TOTAL	0.195	0.482

Site

We understand that the total site area extends to 0.482 acres (0.195 hectares). The area outlined in red is held freehold and the area outlined in blue is held long leasehold.

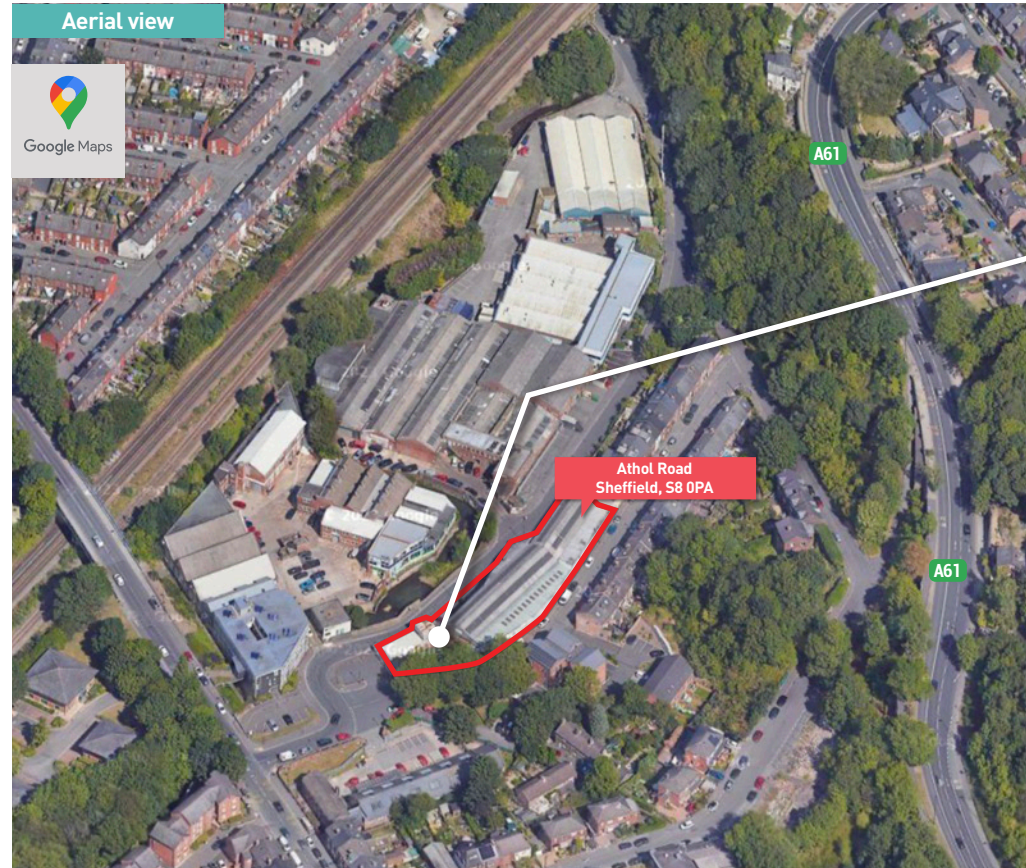


Description

The property was originally part of the larger Centenary Works and comprises a single storey end terrace workshop / industrial unit of rendered and painted brick construction beneath a part pitched, flat and glazed roof on a steel frame truss.

The property comprises the following specification:

- Mezzanine office and stores
- Works WC's
- Overhead Crane – SWL 3 Tons
- Height to underside of steel frame –4.41m
- AmbiRad Heaters
- Fluorescent and Halogen Lighting
- Connection to all mains services including 3 Phase electricity
- Concertina side loading door to Little London Road – 6.06m (W) x 3.67m (H)



Description

Externally to the front of the property is a gated secure yard with outbuildings including shipping containers, open front storage and a prefabricated building used for offices. Beyond the yard is a car park for approximately 6 vehicles with further parking for 8 vehicles along the boundary to Little London Road.

Athol Road view



Little London Road view



Gated yard view onto Athol Road



Little London Road view

Accommodation

The Gross Internal Area (GIA) is as follows:

Floor	Description	SQ M	SQ FT
Ground	Workshop / Industrial Unit	1,188.81	12,796
Mezzanine	Office	7.98	86
Mezzanine	Store	41.72	449
Total GIA		1,238.51	13,331
Ground	Prefabricated Offices	71.27	767
Ground & First	Shipping Containers	-	-
Ground	Outbuilding	-	-
Ground	Open Fronted Store	-	-



Internal areas

Planning

The property lies within an area administrated by Sheffield City Council. Sheffield City Council is currently preparing a new Local Plan named the 'Sheffield Plan', which will direct development for the period up to 2038 once adopted.

The current adopted Sheffield Local Plan comprises the Sheffield Core Strategy (adopted March 2009) (formerly called the Sheffield Development Framework Core Strategy) and 'saved' policies from the Sheffield Unitary Development Plan (1998). Many of the policies in the UDP were superseded when the Core Strategy adopted.

The Proposals Map (UDP 1998) in relation to the site, demonstrates the site is located in a defined 'Business Area', with a known watercourse nearby.

We advise that all interested parties undertake their own planning enquiries.

Further Information

Tenure

We understand the workshop / industrial unit is held freehold under title **SYK218058** and that the car parking area off Little London Road and a segment of the River Sheaf are held long leasehold under title **SYK187974**. The freehold land is outlined in red and the long leasehold land is outlined in blue on the plan within these particulars.

The long lease is dated 21 March 1955 for a term of 790 years from 21 March 1955 at a ground rent of £400.00 per annum.

Business Rates

Athol Road is listed in the 2023 Rating List as Worksop & Premises – Rateable Value – £22,000.

Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Band of **'E'** and a Rating of **'101'**.

VAT

The property has been elected for Value Added Tax (VAT). VAT will be chargeable on the purchase price at the prevailing rate.

Data room

The following documents are available on a “non-reliance” basis via a data room, access is obtainable upon request to the agents.

- Phase One Environmental Risk Assessment
- Asbestos Survey
- Title Documents
- Option to Tax Record
- EPC

Legal costs

Each party is responsible for their own legal costs.

Terms

We are seeking offers for the **Freehold and Long Leasehold interests**, subject to contract. Price upon Application.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.



Concertina side loading door onto Little London Road

Contacts

Viewings strictly by prior appointment only with the Sole Agents. Please contact:

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